

**TOWN OF LOOMIS  
PLANNING COMMISSION AGENDA  
LOOMIS TOWN HALL  
6140 HORSESHOE BAR ROAD, SUITE K  
LOOMIS, CALIFORNIA**

**TUESDAY**

**OCTOBER 18, 2005**

**7:30 P.M.**

**CALL TO ORDER**

**7:30 PM**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT**

☐ Chairman Obranovich  
☐ Commissioner Banyas  
☐ Commissioner Wilson  
☐ Commissioner Thew  
☐ Commissioner Hogan

**ABSENT**

**NONE**

**COMMISSION AND STAFF COMMENTS** NONE

**PUBLIC COMMENT** NONE

Persons wishing to address the Planning Commission on matters not on the agenda will be given an opportunity to do so at this time. If you wish to discuss an item listed on the agenda, please do so at the time public comment is called for on that item. State your name and address for the record and please limit your comments to no more than five minutes

**ADOPTION OF AGENDA** Motion was made to adopt the Agenda. Agenda adopted on motion by Commissioner Thew, seconded by Commissioner Hogan and passed by the voice call vote:

Ayes: Obranovich, Banyas, Wilson, Hogan, Thew  
Noes: None

If items on the Agenda will be rescheduled for a different day and time, it will be announced at this time. All matters listed under the Consent Agenda are considered to be routine and all will be enacted by one motion with a voice vote. There is no separate discussion of these items unless members of the Planning Commission, audience or staff request specific items to be removed from the Consent Agenda for separate action. Any items removed will be considered after the motion to approve the Consent Agenda

**CONSENT AGENDA**

Motion was made to adopt the Consent Agenda

Ayes: Obranovich, Banyas, Wilson, Hogan, Thew  
Noes: None

**RECOMMENDATION**

**1. PLANNING STATUS REPORT**

**RECEIVE & FILE**

**2. MINUTES OF AUGUST 20, 2005 WORKSHOP**

**APPROVE**

**3. MINUTES OF SEPTEMBER 18, 2005**

**APPROVE**

**PUBLIC HEARING**

**4. #05-22 SIERRA VALLEY CHURCH VARIANCE REQUEST AND DESIGN REVIEW  
MODIFICATION FOR 4655 KING ROAD, APN 030-043-054**

The Sierra Valley Church has submitted an application for a Variance request and Design Review to improve the facilities at 4655 King Road and replace the existing 3,600 sq. ft. modular building with an 8,300 sq. ft. permanent structure. The applicant is requesting the Variance in order to locate the new facility 36' within the 50' setback along Sierra College Blvd.

**Recommended action:** That the Planning Commission deny the variance per Resolution #05-22 for a variance request re-locating the Sierra Valley Church inside the setback boundary on Sierra College Blvd. That the Planning Commission approve #05-23 Design Review modification with the findings in Exhibit A and the conditions recommended in Exhibit B.

**Public comment:**

Brian Fragiao, Town Engineer responded to Planning Commission concerns on required road and landscaping widths necessary for a four lane roadway; and width necessary for a six lane road.

Bruce Stone, applicant, stated the following

- Better serve the community

- The currently approved plan shows modular additions. This proposal is a substantial improvement.
- The permanent structure will have features that coincide with the area.
- Current facility has 3600 square feet and room sizes are inadequate.
- The occupancy will not exceed 200 people at any given time.
- The variance request is for the west side of the building with the current setback of 39 ft modified to 37 ft.
- The only place available for the Loomis town fire district to hold for training.
- The only safe place for Placer County sheriff to park to monitor traffic.
- The church provides recreational area to the community.
- The plan calls for no outdoor walkways on the Sierra College side.

Chuck Gershman architect

- The constraints of the property (wetlands and leach field area) made it impossible to meet the setback requirements and the parking requirement. Was unable to fit the required 62 spaces at full size.

Commissioners stated that the setback variance was for 13'; not 1 ½ feet and needed to be considered in that light.

Following further discussion a motion was made to approve resolution #05-22B, to approve the variance at 6455 King Road APN 030-043-054 with the addition of requirement for two compact parking spaces to meet the parking requirements based on seating for the church. On motion by Commissioner Wilson, seconded by Commissioner Obranovich and passed by the following roll call vote:

Ayes:	Obranovich, Wilson, Thew
Noes:	Banyas, Hogan
Absent:	None

Following further discussion a motion was made to approve resolution #05-23, approving a modification to a design review 6455 King Road APN 030-043-054. On motion by Commissioner Thew, seconded by Commissioner Wilson and passed by the following roll call vote:

Ayes:	Obranovich, Wilson, Thew, Banyas, Hogan
Noes:	None
Absent:	None

**5. REVISIONS TO THE TOWN OF LOOMIS ZONING ORDINANCE REGARDING LIMITATIONS ON WALLS AND FENCES IN THE RA, RE and RR ZONING DISTRICT, WALL SIGNS IN RESIDENTIAL DISTRICTS, RESIDENTIAL ACCESSORY STRUCTURES, ACCESSORY STRUCTURES, POTENTIAL REGULATION OF SECOND STORY ADDITIONS AND SIZES OF HOMES THROUGH DISCRETIONARY APPROVALS OR ADDITIONAL COVERAGE, SETBACK OR OTHER REGULATIONS. NOW INCLUDES REFERRAL FROM TOWN COUNCIL TOWN COUNCIL FOR DESIGN CRITERIA FOR CARRIAGE UNITS OVER GARAGES.**

Consider continuing potential draft revisions to the Zoning Ordinance proposed by Town Council members in order to make a recommendation to the Town Council. The proposals to be considered involve potential revisions to the regulations for residential accessory structures, accessory structures, second story additions, and sizes of homes through discretionary approvals or additional coverage, setback or other regulations. Additionally, a resident has requested a wall (partly a sound wall) in the RE district and has requested that the Planning Commission consider a revision to the open fencing requirements in the larger lot zones to at least allow a wall for a percentage of the frontage; proposal may also involve an entry sign for the street.

**Recommended action:** Open public hearing, discuss with Subcommittee, give direction to staff and continue to next meeting, November 15, 2005.

**Public comment:**

**Item 1 ZONING ORDINANCE REGARDING LIMITATIONS OF WALLS**

**POPPY RIDGE 2**

Jeff Jones, 9970 Hadleigh Drive, Granite Bay, CA

- working on development plan for 40 acres to the north of Poppy Ridge
- Wants to use the existing Poppy Ridge Road to get to their property
- The existing landscaped area has tiny plants and poor wall. Wants to improve the area with a revised design plan.

Steve Therman, 231 Vernon St, Roseville Ca, VP Landscape Architecture

- There are visual and aesthetic issues such as the water tank above the hill that want to treat.
- For the scale of the area the landscaping is inadequate.
- Recommend additional planting to soften the impact of the area and water tank.
- The scale/treatment of the wall is inadequate in relation to the size of the area.
- The signage on the wall is too small.
- The area has drainage and irrigation problems that can be corrected with grading.
- Additional tree screening for the water tank will take time for trees to cover the tank.
- Recommended capping the wall and doubling the number of plants.

Upon further discussion, the Planning Commission commented to the Planning Director that the wall was out of the setback area and was therefore not covered by ordinance and left it for staff approvals.

With respect to the wall concepts listed in the staff report, Commissioner Wilson recommended changing height of entry walls to be measured from finished grade of driveway, if natural grade of roadway is *higher* (LOWER), measure from the road. Commissioner Wilson suggested amending the wall height to 6 feet or less. . The Planning Commission also noted that the wall for Montclair was different than that shown on the tentative map- much closer to Rocklin Road- and requested that it's location be discussed with the wall issue at a future meeting.

Item 2 to consider criteria and /or discretionary review of second story additions and new story homes and accessory structures was continued for further discussion at the next meeting. .

**6. PROPOSED DESIGN GUIDELINES**

One of the goals in the General Plan and the Town Council is to complete design guidelines for the Town to provide guidance for applicants and for the approving bodies of applications. Staff is currently working on a draft that synthesizes previous efforts and incorporates guidelines from other communities. **(BRING THE STAFF REPORT THAT WAS DISTRIBUTED FOR THE MAY 17, 2005 PLANNING COMMISSION MEETING)**

**Recommended action:** Continue giving direction to staff regarding design guidelines content and format.

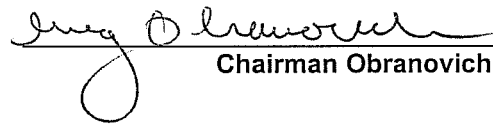
**Public comment:**


**By voice vote, the Commission continued this item to the next meeting.**

**NEW BUSINESS**

**MATTERS OF INTEREST TO THE COMMISSIONERS**

**ADJOURN AT 10:15 P.M.**

  
Chairman Obranovich

  
Planning Secretary